169.0	0008	0002.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,600 / 757,600
					USE VALUE:	757,600 / 757,600
					ASSESSED:	757,600 / 757,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIN HUAMAO
Owner 2:	KANG JING
Owner 3:	
Street 1:	17 MIDDLE ST
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	NARSASIAN CARL K & VALERIE -
Owner 2:	-
Street 1:	32 VALENTINE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Brick Veneer Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5573.000	346,600		411,000	757,600
Total Card	0.128	346,600		411,000	757,600
Total Parcel	0.128	346,600		411,000	757,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.16 /Parcel: 483.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112229

GIS Ref

GIS Ref

Insp Date 07/24/18

!13093!

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0008-0002.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,600	0	5,573.	411,000	757,600		Year end	12/23/2021
2021	101	FV	336,800	0	5,573.	411,000	747,800		Year End Roll	12/10/2020
2020	101	FV	336,700	0	5,573.	411,000	747,700	747,700	Year End Roll	12/18/2019
2019	101	FV	245,900	0	5,573.	411,000	656,900	656,900	Year End Roll	1/3/2019
2018	101	FV	245,900	0	5,573.	346,400	592,300	592,300	Year End Roll	12/20/2017
2017	101	FV	245,900	0	5,573.	317,100	563,000	563,000	Year End Roll	1/3/2017
2016	101	FV	245,900	0	5,573.	270,100	516,000	516,000	Year End	1/4/2016
2015	101	FV	236,100	0	5,573.	234,900	471,000	471,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:08:52

LAST REV

Date	Time
08/28/18	14:24:54
apro	

PAT ACCT. 13093

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NARSASIAN CARL	43727-158		9/16/2004		479,000	No	No		
	13055-201		9/10/1976		44,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/1997	684	Manual	5,000					REBUILD FRONT STAI
7/7/1997	390		3,500					14X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
10/18/2008	Meas/Inspect	201	PATRIOT
9/22/2005	MLS	BR	B Rossignol
1/11/2005	MLS	MM	Mary M
2/12/2000	Inspected	263	PATRIOT
12/14/1999	Measured	243	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112229
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5573		Sq. Ft.	Site		0	70.	1.05	7									411,032						411,000	

Total AC/HA:	0.12794	Total SF/SM:	5573	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,032	Spl Credit		Total:	411,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31964278
Const Adj.:	1.01662827
Adj $ / SQ:	187.822
Other Features:	81250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425831
Depreciation:	79205
Depreciated Total:	346627

COMMENTS

OF=SHOWER STALL IN FULL BATH. PDAS.
LOW CEILING IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

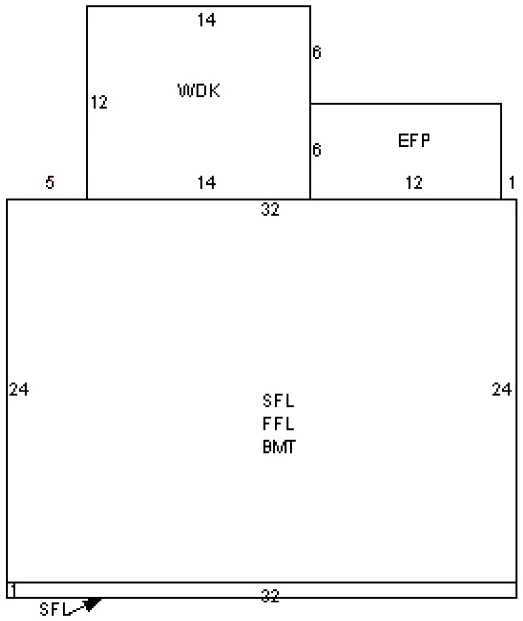
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.82
Special Features:	0	Val/Su Net:	134.55
Final Total:	346600	Val/Su SzAd	221.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	187.820	150,258
BMT	Basement	768	56.350	43,274
FFL	First Floor	768	187.820	144,247
WDK	Deck	168	12.150	2,041
EFP	Enclos Porch	72	66.120	4,761

Net Sketched Area:	2,576	Total:	344,581

Size Ad	1568	Gross Area	2576	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0008-0002.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc